

# REALTY MARKET NEWS AND COMMENT

**Business Building and Apartment House Deals Give Trade Character.**

## LEASE HOTEL LORRAINE

**Fifth Ave. Corner Reported in New Deal—Loft Building Changes Hands Twice.**

The sale of business buildings and apartment houses gave yesterday's trading a tone of character. Two buildings in the shipping zone changed hands. They were bought, according to report, by a concern of exporters who like many others appreciate the business advantages of a location in that district. A loft building in the old midtown district changed hands twice during the day. It is a long time since a report of a similar nature has come out of that district. The zoning restriction and the industrial growth of the city may be responsible for the change in the position of the old town district as an investment field.

Washington Heights furnished the apartment deals. One of those was a result, the seller having bought the property last week. Trading in other boroughs indicated activity. Leasing also reflected expansion of commercial enterprises.

### LOFT SOLD TWICE IN A DAY.

The Land Map Realty Company has bought from Emma G. Hodgesley of East Orange, N. J., the twelve-story store and office building at 6 and 8 West Eighteenth street, occupying a plot 53x52 ft. and located 200 feet west of Fifth avenue. The structure is fully tenanted and is the property of the same broker.

The total plotage, 100 feet wide, is 6,700 square feet, all of which they will use for their own business.

The same brokers leased at 43 Broadway offices to the United Battery Corporation and space on the nineteenth floor to George H. Crocker; in the Masonic Building, Sixth avenue, and Twenty-third street, to Frank Schneider, and at 61 Beckman street space to

Drake's Restaurant for their business in conjunction with the building at 118 West Forty-third street adjoining, and the building at 121 West Forty-second street recently leased to the same brokers.

The total plotage, 100 feet wide, is 6,700 square feet, all of which they will use for their own business.

**DEAL ON FRONT STREET.**

Exporters are said to have secured the five-story buildings at 100 and 102 Front street. The buyer is a client of the firm of L. C. Carpenter. The buildings are on the east side of the street, about 45 feet north of Government Lane and in a section of the East Side water-front, south of the Brooklyn Bridge, which has been very active for more than a year. Shipping concerns and those engaged in overseas trade have made their headquarters there and have been locating there in large numbers. The houses were secured from Henry M. Baker and James M. Montgomery. They measure 40.2 feet wide and 83.2 feet deep.

**APARTMENTS IN GOOD FAVOR.**

WEST 172D STREET.—The Loring Construction Company has sold the forty-five apartment house at 856 West 172d street to M. S. Becker, president of the Reliance Steel Company. The house was held at \$80,000. It covers a plot 50x92, part of the site bought by the selling company from the Barney estate in 1915 and which has been improved with four apartment houses.

WEST 189TH STREET.—The Northern Warren Corporation, manufacturers of mannequin articles, has the six-story building at 114 to 116 West Seventy-ninth street to M. S. Becker for \$100,000. The building is to be extensively altered. The Charles E. Noves Company and Walter B. Parsons negotiated the lease.

WEST SIXTEENTH STREET.—The Nielsen Bros. Corporation has bought from Dorothy E. Eggers 14, West Sixteenth street, a five-story flat, on lot 25x100.5.

**FOREST AVENUE**—August Boehmer has sold 859 Forest avenue, a five-story flat, on plot 50x100, to the Monmouth Holding Company.

WEBSTER AVENUE—John A. Steinberg has sold, for the estate of Peter Leckler to D. Petrelli, 4711 to 4717 Webster avenue, frame dwelling, on plot 100x24x4, irregular, between 173d and 174th streets.

**NEW COMPANY MAY BUY.**

The Southwest Corner 177th Street and Webster Avenue Corporation has just been incorporated at Albany with a capital of \$10,000 and Jacob Geisler, William J. Burke and Hyman Pedelsky as directors, presumably for the purpose of taking title to the property at that corner. There is a two and one-half-story frame building on plot 100x112, 101-111 on this corner.

**HOME BUYING IN BROOKLYN.**

H. Elliott Estabrook has sold for the Palmer Lime and Cement Company the four-story white stone apartment house at 500 Eastern Parkway, to a client who owns several similar houses. The same broker sold the three-story and basement brownstone dwelling at 161 Decatur street to an investor.

Adolph Weiss has bought from Antonius Sestini, 161-163 Thirty-seventh street, a two-story dwelling on plot 40x100. The buyer takes in exchange a three-story dwelling on plot 100x20, on Robinson place, Teaneck, N. J.

The Alice Building Company, associated with Realty Trust, has sold the semi-detached brick dwelling, with garage, at 2116 Sixty-sixth street, Maplewood, to Samuel Davidson.

Jesse P. Fisher has sold the southwest corner King Highway and Eighteenth street, with a large corner store and four apartments. The purchaser gave as part payment the corner of Ocean Parkway and Washington avenue.

Henry Mall Jr. has sold for Arthur D. Conant the dwelling, 469 Seventy-sixth street, to a client, and for Mrs. Calvert, 220 Morris Avenue, the dwelling 572 Seven-eighths street.

**BUSINESS EDGEGERE HOTEL.**

The Bonnac-Cullinan Company, with A. E. and D. A. Karslson, have sold for the Thirty-seventh Street Realty Company the hotel at the southeast corner of Fulton and Hudson avenues, Brooklyn, L. I., to Sarah and Benjamin Karslson.

This property was one of the New York City of June 1, 1917. It measured in extent from 41 to 43 West Thirty-seventh street, and had been sold at a price close to \$40,000. The new owners have been lessees of the hotel for a number of years.

**RECKAWAY HOTEL IN DEAL.**

Frank Meany has sold, through E. R. Fagan, the Normandie Hotel, on Beach Eighty-fifth street, Rockaway, to William C. Persia of Manhattan; also will the cottage at 24 Beach Eightieth street to Vernon V. Cutts.

**SELLS GRANT CITY LOTS.**

Cornelius J. Koff has sold for Miss A. E. Lovette, of Edger G. Cullinan and George C. Cullinan, 250 Grant City lots, two lots on Hamilton avenue, Grant Terrace, Grant City, S. L. The buyer will erect a dwelling.

**APARTMENT RENTALS.**

Douglas L. Elliman & Co. have leased apartments at 270 Park avenue to Marcella C. Parsons; at 1067 Fifth avenue to Mrs. Richard Hyde; at 340 Park avenue for Captain Ossian L. Mills, furnished, for the winter season to Mrs. Frank B. Keech, and at 771 Madison avenue for Mr. John J. Madison to Miss Edith Austin.

**NEW BRONX BUILDINGS.**

177th St. & Bronx River to N. Y. W. and B. R. Co., one story frame off the Bronx River, to John Muller. The reported price was \$20,000. A ten room residence will be erected.

**ANOTHER HOME OF PRINCESS.**

Louis H. Hause, who recently purchased the former residence of the Princess Asmonee de Faugueux-Lucinge, who was Mrs. Joseph Stuckey, at 874 Fifth avenue, will spend \$19,000 in altering it for her. Plans for the improvements were filed at the city hall yesterday. The house is a four-story structure on plot 45x125 adjoining the residence of Harry Payne Whitney at the north corner of Sixty-eighth street.

### BARGAIN FOR LORRAINE LEASE.

**Court Asked to Grant Trustee Permission to Close.**

Application to the Supreme Court by the United States Mortgage and Trust Company, trustee for the estate of Matthew Bunn, to permit to enter into a long term lease of the Hotel Lorraine at the southeast corner of Fulton and Forty-fifth street, revealed the fact that negotiations are pending with several prospective tenants for the occupancy of the twelve story hotel by the next twenty-one years. The proposed lease is said to be \$115,000. Delmonico's on Fifth avenue, abutting the Lorraine, was reported to be negotiating for the lease, but this was denied. It was admitted at the office of the trust company that negotiations were being carried on with several parties. Court sanction to an lease is needed on an estate, where the term needs to be fixed, and no details of the deal, it was said, could be obtained until the court had passed on the matter.

The Lorraine occupies a plot with a frontage of 75 feet on Fifth avenue and 150 feet on Forty-fifth street, and has been under lease for a long period to Howell & Orvis, whose term expires in about a year.

### DRAKES ADD MORE SPACE.

**Will Pay \$125,000 for 21 Years for Use of 484 St. Building.**

The Charles F. Noves Company has leased for Mrs. Maria Macdonald to Drakes Restaurant the building at 120 West Forty-third street for twenty-one years at a rental of about \$6,000 a year. The property will be altered and used by Drakes Restaurant for their business in conjunction with the building at 118 West Forty-third street adjoining, and the building at 121 West Forty-second street recently leased to the same brokers.

The total plotage, 100 feet wide, is 6,700 square feet, all of which they will use for their own business.

The same brokers leased at 43 Broad-

way offices to the United Battery Corporation and space on the nineteenth floor to George H. Crocker; in the Masonic Building, Sixth avenue, and Twenty-third street, to Frank Schneider, and at 61 Beckman street space to

Drake's for twenty-one years in excess of \$1,000 a year.

**WEST 172D STREET.**

The Land Map Realty Company has bought from Emma G. Hodgesley of East Orange, N. J., the twelve-story store and office building at 6 and 8 West Eighteenth street, occupying a plot 53x52 ft. and located 200 feet west of Fifth avenue. The structure is fully tenanted and is the property of the same broker.

The total plotage, 100 feet wide, is 6,700 square feet, all of which they will use for their own business.

The same brokers leased at 43 Broad-

way offices to the United Battery Corporation and space on the nineteenth floor to George H. Crocker; in the Masonic Building, Sixth avenue, and Twenty-third street, to Frank Schneider, and at 61 Beckman street space to

Drake's for twenty-one years in excess of \$1,000 a year.

**DEAL ON FRONT STREET.**

Exporters are said to have secured the five-story buildings at 100 and 102 Front street. The buyer is a client of the firm of L. C. Carpenter. The buildings are on the east side of the street, about 45 feet north of Government Lane and in a section of the East Side water-front, south of the Brooklyn Bridge, which has been very active for more than a year. Shipping concerns and those engaged in overseas trade have made their headquarters there and have been locating there in large numbers. The houses were secured from Henry M. Baker and James M. Montgomery. They measure 40.2 feet wide and 83.2 feet deep.

**APARTMENTS IN GOOD FAVOR.**

WEST 172D STREET.—The Loring Construction Company has sold the forty-five apartment house at 856 West 172d street to M. S. Becker, president of the Reliance Steel Company. The house was held at \$80,000. It covers a plot 50x92, part of the site bought by the selling company from the Barney estate in 1915 and which has been improved with four apartment houses.

WEST 189TH STREET.—The Nielsen Bros. Corporation has bought from Dorothy E. Eggers 14, West Sixteenth street, a five-story flat, on lot 25x100.5.

**FOREST AVENUE**—August Boehmer has sold 859 Forest avenue, a five-story flat, on plot 50x100, to the Monmouth Holding Company.

WEBSTER AVENUE—John A. Steinberg has sold, for the estate of Peter Leckler to D. Petrelli, 4711 to 4717 Webster avenue, frame dwelling, on plot 100x24x4, irregular, between 173d and 174th streets.

**NEW COMPANY MAY BUY.**

The Southwest Corner 177th Street and Webster Avenue Corporation has just been incorporated at Albany with a capital of \$10,000 and Jacob Geisler, William J. Burke and Hyman Pedelsky as directors, presumably for the purpose of taking title to the property at that corner. There is a two and one-half-story frame building on plot 100x112, 101-111 on this corner.

**BUSINESS EDGEGERE HOTEL.**

The Bonnac-Cullinan Company, with A. E. and D. A. Karslson, have sold for the Thirty-seventh Street Realty Company the hotel at the southeast corner of Fulton and Hudson avenues, Brooklyn, L. I., to Sarah and Benjamin Karslson.

This property was one of the New York City of June 1, 1917. It measured in extent from 41 to 43 West Thirty-seventh street, and had been sold at a price close to \$40,000. The new owners have been lessees of the hotel for a number of years.

**RECKAWAY HOTEL IN DEAL.**

Frank Meany has sold, through E. R. Fagan, the Normandie Hotel, on Beach Eighty-fifth street, Rockaway, to William C. Persia of Manhattan; also will the cottage at 24 Beach Eightieth street to Vernon V. Cutts.

**SELLS GRANT CITY LOTS.**

Cornelius J. Koff has sold for Miss A. E. Lovette, of Edger G. Cullinan and George C. Cullinan, 250 Grant City lots, two lots on Hamilton avenue, Grant Terrace, Grant City, S. L. The buyer will erect a dwelling.

**APARTMENT RENTALS.**

Douglas L. Elliman & Co. have leased apartments at 270 Park avenue to Marcella C. Parsons; at 1067 Fifth avenue to Mrs. Richard Hyde; at 340 Park avenue for Captain Ossian L. Mills, furnished, for the winter season to Mrs. Frank B. Keech, and at 771 Madison avenue for Mr. John J. Madison to Miss Edith Austin.

**NEW BRONX BUILDINGS.**

177th St. & Bronx River to N. Y. W. and B. R. Co., one story frame off the Bronx River, to John Muller. The reported price was \$20,000. A ten room residence will be erected.

**ANOTHER HOME OF PRINCESS.**

Louis H. Hause, who recently purchased the former residence of the Princess Asmonee de Faugueux-Lucinge, who was Mrs. Joseph Stuckey, at 874 Fifth avenue, will spend \$19,000 in altering it for her. Plans for the improvements were filed at the city hall yesterday. The house is a four-story structure on plot 45x125 adjoining the residence of Harry Payne Whitney at the north corner of Sixty-eighth street.

### TRANSACTIONS RECORDED.

#### TRANSFERS.

(With name and address of transfer and attorney. If lessor or lessee is omitted addressee of the first part.)

**Downtown.**

OAK ST., 25, n. s. 21st—Horatio Holmes to Anna Carrano, 2507 Poole pl., Bronx, 21st, atty. Chas. Zerbini, 31st B'way.

51 PARK PROPERTY—Anna Carrano to Valentine Gausso, 2556 Brinley av., all Hons., Nov. 29; atty. same. . . . .

11 PARK AVENUE—John N. Naujan to Edward S. Holman, Walden, N. Y., Nov. 14; atty. Edward S. Holman, 11th B'way.

11 PARK AVENUE—John N. Naujan to Edward S. Holman, Walden, N. Y., Nov. 14; atty. Edward S. Holman, 11th B'way.

11 PARK AVENUE—John N. Naujan to Edward S. Holman, Walden, N. Y., Nov. 14; atty. Edward S. Holman, 11th B'way.

11 PARK AVENUE—John N. Naujan to Edward S. Holman, Walden, N. Y., Nov. 14; atty. Edward S. Holman, 11th B'way.

11 PARK AVENUE—John N. Naujan to Edward S. Holman, Walden, N. Y., Nov. 14; atty. Edward S. Holman, 11th B'way.

11 PARK AVENUE—John N. Naujan to Edward S. Holman, Walden, N. Y., Nov. 14; atty. Edward S. Holman, 11th B'way.

11 PARK AVENUE—John N. Naujan to Edward S. Holman, Walden, N. Y., Nov. 14; atty. Edward S. Holman, 11th B'way.

11 PARK AVENUE—John N. Naujan to Edward S. Holman, Walden, N. Y., Nov. 14; atty. Edward S. Holman, 11th B'way.

11 PARK AVENUE—John N. Naujan to Edward S. Holman, Walden, N. Y., Nov. 14; atty. Edward S. Holman, 11th B'way.

11 PARK AVENUE—John N. Naujan to Edward S. Holman, Walden, N. Y., Nov. 14; atty. Edward S. Holman, 11th B'way.

11 PARK AVENUE—John N. Naujan to Edward S. Holman, Walden, N. Y., Nov. 14; atty. Edward S. Holman, 11th B'way.

11 PARK AVENUE—John N